Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	103/126 Brighton Road, Ripponlea Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$399,000

Median sale price

Median price \$499,250	Pr	operty Type Un	it		Suburb	Ripponlea
Period - From 01/01/2019	to	31/12/2019	So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	6/36 The Avenue BALACLAVA 3183	\$440,000	30/11/2019
2	114/12-14 Dickens St ELWOOD 3184	\$396,000	09/11/2019
3	6/19 Gourlay St BALACLAVA 3183	\$390,000	06/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/03/2020 09:18









Property Type: Apartment Agent Comments

Indicative Selling Price \$399,000 Median Unit Price Year ending December 2019: \$499,250

Comparable Properties



6/36 The Avenue BALACLAVA 3183 (REI/VG)

— 1

— 1

4

Price: \$440,000 Method: Auction Sale Date: 30/11/2019

Rooms: 3

Property Type: Apartment

114/12-14 Dickens St ELWOOD 3184 (VG)

1



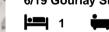


Price: \$396,000 Method: Sale Date: 09/11/2019

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments



Rooms: 2

6/19 Gourlay St BALACLAVA 3183 (REI/VG)

Price: \$390,000 Method: Auction Sale Date: 06/10/2019

Property Type: Apartment

Agent Comments



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